

1 BILL NO. <sup>R</sup> 80-09-24

2 DECLARATORY RESOLUTION NO. <sup>R</sup> ~~B~~ 99-80

3  
4 A DECLARATORY RESOLUTION designating  
5 an "Urban Development Area" under  
6 I.C. 6-1.1-12.1.

7 WHEREAS, William J. Skimos duly filed his petition dated  
8 September 10, 1980, to have the following described property  
9 designated and declared an "Urban Development Area" under  
10 Division 6, Article II, Chapter 2 of the 1974 Municipal Code  
11 and I.C. 6-1.1-12.1, to-wit:

12 Lots 14, 15, 16 and 17 in Spencer's  
13 Addition to the City of Fort Wayne,  
14 Indiana;

15 located at and commonly known as:

16 1202 South Harrison Street  
17 Fort Wayne, Indiana;  
18 and

19 WHEREAS, it appears that said petition should be processed  
20 to final determination in accordance with the provision of  
21 said Division 6.

22 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
23 THE CITY OF FORT WAYNE, INDIANA:

24 SECTION 1. That, subject to the requirements of Section  
25 2 below, the above described property is hereby designated and  
26 declared an "Urban Development Area" under I.C. 6-1.1-12.1.

27 SECTION 2. That the foregoing is subject to:

28 (a) An affirmative ("Do Pass") recommenda-  
29 tion by the Fort Wayne Redevelopment Commission,  
30 after due hearing, analysis and study in accor-  
31 dance with the provisions of Division 6, Article  
32 II, Chapter 2 of the Municipal Code of the City  
of Fort Wayne, Indiana of 1974.

(b) Final confirmation hereof by due passage  
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon  
passage and approval by the Mayor.

  
COUNCILMAN

APPROVED AS TO FORM AND  
LEGALITY SEPTEMBER 18, 1980.

  
JOHN E. HOFFMAN  
City Attorney

Read the first time in full and on motion by Ex parte,  
seconded by W. C. Stier, and duly adopted, read the second time  
by title and referred to the Committee Public Safety (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 9-23-80

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by Ex parte,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-9-80

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (ANNEXATION) \_\_\_\_\_ (SPECIAL)  
(APPROPRIATION) ORDINANCE (RESOLUTION) No. B-99-80  
on the 9th day of December, 19 80.

Charles W. Westerman  
ATTEST:  
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)  
Vivian A. Schmidt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 10th day of December, 19 80, at the hour of  
11:30 o'clock A. M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 10th day of December  
19 80, at the hour of 3 o'clock P. M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-80-09-24

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban Development  
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN EISBART, CHAIRMAN

JOHN NUCKOLS, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

12-9-80  
DATE \_\_\_\_\_ CLERK \_\_\_\_\_



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -> Room 122

September 17, 1980

Mr. John E. Hoffman  
Attorney At Law  
Hoffman, Moppert & Angel  
Suite 1212  
Anthony Wayne Bank Building  
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Mr. William J. Skimos.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

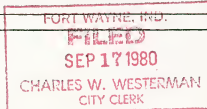
Charles W. Westerman  
City Clerk

CWW/mbv  
Enclosures

APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property \_\_\_\_\_  
1202 South Harrison Street \_\_\_\_\_  
\_\_\_\_\_  
Street Boundaries (if applicable) \_\_\_\_\_  
Harrison and Lewis \_\_\_\_\_  
(S.W. corner) \_\_\_\_\_
2. Legal Description of Property \_\_\_\_\_  
Lots 14, 15, 16 & 17 in \_\_\_\_\_  
Spencer's Addition \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Township Wayne
4. Taxing District Wayne Township, City
5. Current Zoning District \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Variance Grant (if any) \_\_\_\_\_  
None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
15. Current Use of Property  
(a) How is property presently used? Abandoned  
\_\_\_\_\_  
\_\_\_\_\_  
(b) What structure(s) (if any) are on the property? Converted service station  
\_\_\_\_\_  
\_\_\_\_\_  
(c) What is the condition of this structure/these structures? Very badly in need of repair and maintenance  
\_\_\_\_\_  
\_\_\_\_\_
16. Current Assessment on Land and Improvements  
(a) What is the amount of latest assessment? \$2602.48 for year 1979  
Payable in 1980, based on land value of \$35,800 and building of \$4400.00  
(b) What is the amount of total property taxes paid the immediate  
past year? (indicate amount of land assessment and assessment  
on improvements) \$2602.48



17. Description of Project Restaurant/Tavern  
Remodeling plans available
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? September 12, 1980
- (b) When is completion expected? November 12, 1980
19. Cost of project (not including land cost) \$146,000.00  
most of which is required to be expended to meet city and fire codes
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 12 to 15
- (b) What kind of work will employees be engaged in? Waiters, Cooks, Dishwasher, Bartender
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Seven (7)
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) Unknown
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?
- The property abuts an area which has already been designated as a blighted area by the Fort Wayne Redevelopment Commission.  
Also there are many vacancies in surrounding blocks as well as substandard housing
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Yes
- (b) Will the project improve or replace a deteriorated or obsolete structure? Yes



(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

       Yes        X        No

25. Financing on Project

What is the status of financing connected with the project?  
SBA loan applied for.

Petitioner will provide substantial equity in excess of minimum requirements.

I hereby certify that the information and representations on this Application are true and complete.

William J. Skinner  
Signature(s) of Owner(s)

September 10, 1980  
Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

pd. \$50.00 9/17/80

Received from the Office of the City Clerk  
Charles. W. Westernman

CITY CLERK'S OFFICE  
Room 122 City Center Bldg.  
One East Main Street  
Fort Wayne, Indiana 46802

NO. 10  
       19       

RECEIVED FROM         
       DOLLARS

Account Total \$       

Amount Paid \$       

Balance Due \$



**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE:  
TO:

FROM:  
SUBJECT:

October 20, 1980  
Councilman Benjamin A. Eisbart, Chairman  
Council Committee on Regulations  
Gary E. Wasson, Acting Executive Director  
City Council Bill No. R-80-09-24  
Tax Abatement - 1202 South Harrison Street

Background

On September 23, 1980, Declaratory Resolution No. R-80-09-24 was introduced in City Council requesting designation of the property located at 1202 South Harrison Street as an "urban development area" for purposes of tax abatement. The Resolution was referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on October 20, 1980. No one spoke in opposition to the abatement request.

Recommendation

Following the public hearing, the Redevelopment Commission, at their Regular Meeting on October 20, 1980 did adopt the attached Resolution No. 80-70 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots 14, 15, 16, and 17 in Spencer's  
Addition to the City of Fort Wayne,  
Allen County, Indiana, located and  
commonly known as:

1202 South Harrison Street  
Fort Wayne, Indiana

as an "urban development area" for purposes of I.C.6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff reviewed the aforementioned Application and found that:

William J. Skimos has almost completed a new structure at 1202 South Harrison Street in the Downtown First Stage Development Plan area. The building is to be used as a restaurant/tavern, will seat 120 persons, and will employ approximately twelve to fifteen persons. The cost of the building is \$146,000. The building is expected to

be completed by mid November. It was the opinion of the Commission that the property at 1202 South Harrison qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the William Skimos proposal are as follows:

- (a) effective utilization of vacant or under-utilized land;
- (b) neighborhood conservation and stabilization;
- (c) improvement of the physical appearance of the City;
- (d) rehabilitation or replacement of obsolete or deteriorated structures; and
- (e) increase in employment

Additional positive weight should be given to this proposal since

1. The property is within a Redevelopment Project area.
2. Mr. Skimos is relocating to this new site due to Redevelopment activities.

If you have any questions, please call this office.

GEW/jes  
Attachment

A handwritten signature in dark ink, appearing to read "GEW Wass", with a long, sweeping horizontal line extending to the right.

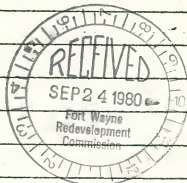
448  
DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

Q-80-09-24

DEPARTMENT REQUESTING ORDINANCE: City Clerk's Office

SYNOPSIS OF ORDINANCE: A Declaratory Resolution designating an "Urban  
Development Area" under I.C. 6-1.1-12.1 (formerly a service station  
to be remodeled into restaurant - tavern)



EFFECT OF PASSAGE: Reconstruction of restaurant-tavern creating 12 to  
15 new jobs.

EFFECT OF NON-PASSAGE: Reconstruction halted therefore delaying the  
redevelopment and use of this property and creating no new jobs.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Reduction in  
real estate taxes on improvement on reducing percentage over ten years  
per I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE: Regulations